

Bell & Blake
SALES & LETTINGS

61 The Maltings, Henty Gardens, Chichester, West Sussex PO19 3DW

Asking Price £90,000

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- Top floor flat with lift and south and west facing windows
- Modern shower room
- Kitchen with south facing window
- Dual aspect lounge diner
- Communal lounge, laundry and Communal gardens
- Age restricted 60+ for women, 65+ for men
- Guest suite available at low nightly rate.
- NO FORWARD CHAIN





A particularly bright and well-presented second-floor retirement apartment, enjoying a delightful southerly and westerly aspect, situated within the popular Maltings development in Henty Gardens, just a short walk from the city centre. The accommodation comprises an entrance hall, a light and airy sitting room with south and west-facing windows, a kitchen with a southerly aspect, a double bedroom and a modern shower room. Further benefits include double glazing and electric night storage heating. The Maltings is a well-established retirement development offering an excellent range of facilities, including a residents' lounge and library, two guest suites for visiting family and friends, communal laundry facilities, a lift to all floors and beautifully maintained landscaped gardens. Residents also benefit from an on-site estate manager and an emergency pull cord alarm system. Conveniently positioned just off Westgate, the development is within easy walking distance of Chichester Cathedral and the city centre, with its excellent selection of shops, restaurants and cultural attractions, including Pallant House Gallery and Chichester Festival Theatre. The mainline railway station provides services to London Victoria, while the sandy beaches of the Witterings, the South Downs National Park and the renowned Goodwood Estate are all within easy reach.

The Property Ombudsman

Council Tax Band: C

Second Floor

Approx. 45.4 sq. metres (489.0 sq. feet)



Total area: approx. 45.4 sq. metres (489.0 sq. feet)

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Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
69 C
75 C